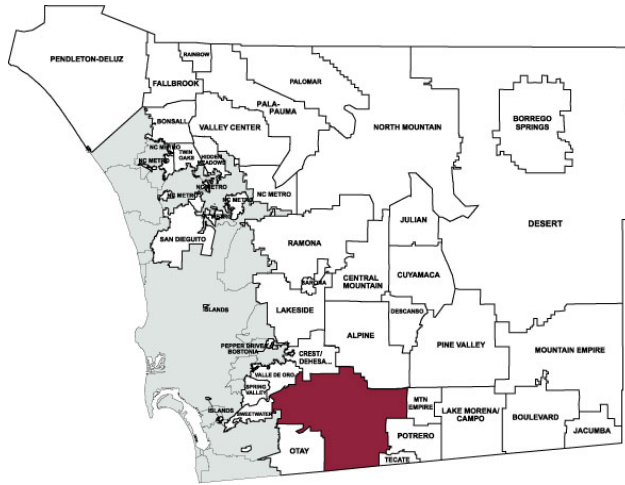


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

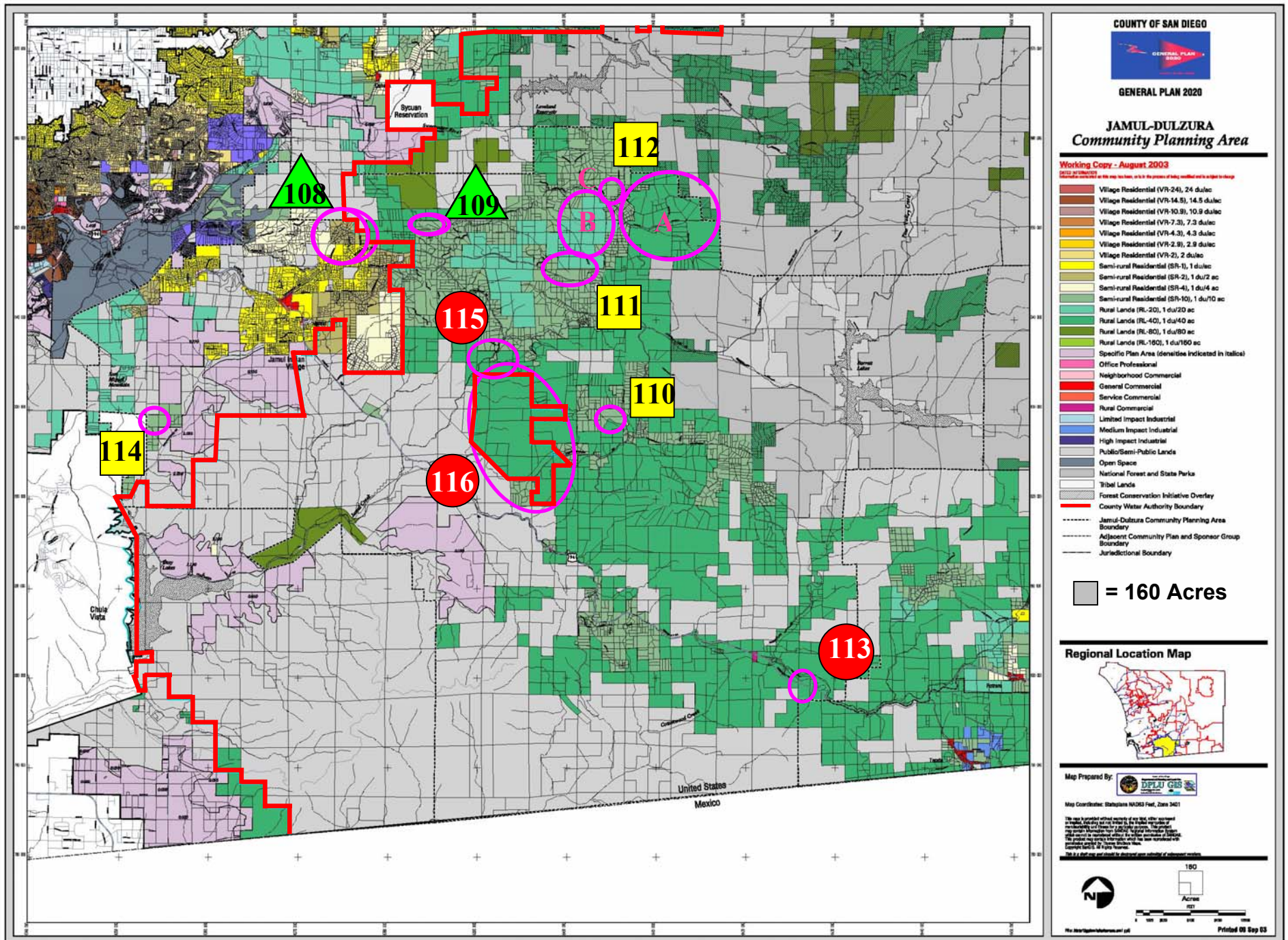
JAMUL/DULZURA



Jamul/Dulzura had nine properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 2 referrals meet the GP2020 concepts and planning principles.
- 3 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 4 referrals do not meet the GP2020 concepts and planning principles.

Three of the nine referrals are located inside the CWA boundary. Referrals inside the CWA have been assigned Semi-Rural densities based on existing parcelization, vehicular accessibility, and physical suitability. Generally, referrals outside the CWA are designated as Rural Lands. The Jamul/Dulzura community does not have clearly defined boundaries that separate Semi-Rural and Rural Lands. To avoid continued sprawl of the Semi-Rural densities, the August 2003 Working Copy map generally distinguishes between Semi-Rural and Rural Lands based on the size of existing parcelization, physical suitability, and potential environmental impacts. This rationale has created a ring of Semi-Rural density designations to the east of the village of Jamul. In response to community concerns against further reductions in density, the area inside this ring was designated the Rural Lands category with the highest density (1 du/20 acres). Areas outside this ring were designated the lower density Rural Lands category of 1 du/40 acres.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
108	<p><i>Bill Schwartz</i></p> <p>Inside CWA boundary. Within subdivision of 1 to 4-acre lots. Portion of subdivision is designated at 1 du/acre.</p> <ul style="list-style-type: none"> • 1.88 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> CPG Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/2 acres</u> (revised after consideration of Planning Commission and planning group recommendations)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Consistent with area to the south that has similar physical/environmental constraints • <i>Reduce public costs</i> – located inside CWA with vehicular access • <i>Assign densities based on characteristics of the land</i> – area is relatively flat with no major environmental constraints • <i>Obtain a broad consensus</i> – consistent with planning group recommendation
109	<p><i>Wayne Hinrichsen</i></p> <p>Outside CWA boundary. Adjacent to parcels with density assigned at 1 du/10 acres.</p> <ul style="list-style-type: none"> • 24.75 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres</p> <p><u>Planning Commission:</u> CPG Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/10 acres</u> (revised after consideration of Planning Commission and Planning group recommendation)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context of 10-acre parcels • <i>Reduce public costs</i> – parcel is located in an area with good vehicular access

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
110	<p><i>Thure Stedt</i></p> <p>Outside CWA boundary. East of proposed Rancho Miel Specific Plan</p> <ul style="list-style-type: none"> • 144.81 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres (northern two parcels) Rural Lands: 1 du/20 acres (southern parcel)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE Semi-Rural: <u>1 du/10 acres</u> (northern two parcels) Rural Lands: <u>1 du/40 acres</u> (southern parcel)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – recognizes established context</i> • <i>Assign densities based on characteristics of the land – parcel assigned Rural Lands density is physically constrained by steep slopes</i>
111	<p><i>Chuck Bantier</i></p> <p>Outside CWA boundary. Skyline Truck Trail runs through the southern portion</p> <ul style="list-style-type: none"> • 101.71 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE Semi-Rural: <u>1 du/10 acres</u> (southern parcel) Rural Lands: <u>1 du/20 acres</u> (northern parcel)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes established context · Potential environmental impacts are similar to adjacent parcels assigned higher density • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Parcel assigned Rural Lands category has steep slope, but parcel assigned Semi-Rural category is relatively flat · Parcel assigned Semi-Rural category has direct vehicular access • <i>Locate growth near infrastructure, services, and jobs – located outside CWA boundary away from existing settlements</i>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
112	<p><i>Byron White</i> (representing <i>Forest Park, Lawson Acres, Lawsen Heights, Lawson Valley, Lyons Vista Partnerships</i>)</p> <p>Outside CWA boundary. Located north of Skyline Truck Trail.</p> <ul style="list-style-type: none"> • 2,800 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres</p> <p><u>Planning Commission:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres (Staff reevaluate portion designated 1 du/40 acres)</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes existing parcelization · Potential environmental impacts are similar to adjacent parcels assigned higher density • <i>Assign densities based on characteristics of the land</i> – parcel assigned Rural Lands category has steep slope, but parcel assigned Semi-Rural category is relatively flat • <i>Create a model for community development</i> – referral would expand sprawl to the east with additional Semi-Rural densities in area categorized as Rural Lands
113	<p><i>John Pynenburg</i></p> <p>Outside CWA boundary. Located in southeastern portion of community, bisected by SR94.</p> <ul style="list-style-type: none"> • 76.41 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context and is similar in size to surrounding parcels • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Slopes greater than 25% on majority of parcel · Environmental constraints include coastal sage scrub • <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
114	<p><i>Jack Bennett</i></p> <p>Inside CWA boundary. Located between Proctor Valley and San Miguel Mountain Roads.</p> <ul style="list-style-type: none"> • 41.01 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres (no water service) Semi-Rural: 1 du/4 acres (water service provided)</p> <p><u>Planning Commission:</u> Semi-Rural: 1 du/10 acres</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: <u>1 du/10 acres</u> (revised after consideration of Planning Commission recommendation)</p>	<ul style="list-style-type: none"> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Slopes greater than 25% on the majority of the parcel · Within MSCP preapproved mitigation area • <i>Locate growth near infrastructure, services, and jobs</i> – located outside CWA boundary away from existing settlements • <i>Locate growth near infrastructure, services, and jobs</i> – groundwater restrictions require minimum lot size of 11 acres unless water service is provided • <i>Develop a legally defensible general plan</i> – recognizes established context and is similar in size to surrounding parcels
115	<p><i>Paul Alexander</i></p> <p>Outside CWA boundary. Located north of proposed Rancho Miel subdivision.</p> <ul style="list-style-type: none"> • 184.86 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Slope varies between 25 to 50 percent over entire parcel · Within MSCP preapproved mitigation area • <i>Develop a legally defensible general plan</i> – recognizes established context and is similar in size to adjacent parcels with a similar density designation • <i>Create a model for community development</i> – referral would expand sprawl to the south with additional Semi-Rural densities in area categorized as Rural Lands

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
116	<p><i>James Greco</i></p> <p>Unique CWA boundary outside traditional boundary. Located south of village of Jamul.</p> <ul style="list-style-type: none"> • 2,022 acres • Existing General Plan: Expired Specific Plan (0.2) Vacant 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Specific Plan: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Assign densities based on characteristics of the land</i> – slopes greater than 25 percent on one-half of the parcel • <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands • <i>Locate growth near infrastructure, services, and jobs</i> – planning group recommends removal of unique CWA boundary • <i>Develop a legally defensible general plan</i> – recognizes established context and is similar in size to adjacent parcels with a similar density designation

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

This page intentionally left blank